



Special Town Meeting

October 6, 2021

Article 14

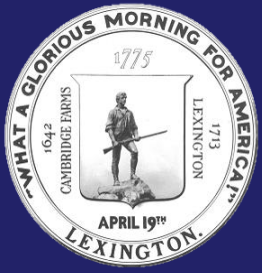
Amend Zoning Bylaw — Solar Energy Systems



Why this change?

- Maximize production of on-site renewable energy
- Roof may be unsuitable due to configuration, shading, or construction
- Historic structure limitations
- Retrofitting existing homes to achieve net zero energy





What is changing?

1. Permit solar energy systems on lots with substandard area, frontage, or shape.
2. Relax permitting requirements for some ground-mounted solar energy systems.

Size	Location	Current	Proposed
Small (<1500 SF)	Lot interior	Site plan review	Building permit
Small (<1500 SF)	Minimum required yard	Not permitted	Site plan review
Large (>1500 SF)	Lot interior	Site plan review	Site plan review
Large (>1500 SF)	Minimum required yard	Not permitted	Special permit